

Selva – Bolzano

Alpine luxury: duplex with Turkish bath in Selva di Val Gardena

Property ID: IT254152668



www.von-poll.it

PURCHASE PRICE: 1.900.000 EUR • ROOMS: 4

Property ID: IT254152668 - 39048 Selva – Bolzano

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT254152668 - 39048 Selva – Bolzano

At a glance

| | |
|----------------------|-------------|
| Property ID | IT254152668 |
| Floor | 2 |
| Rooms | 4 |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Year of construction | 1965 |
| Type of parking | 1 x Garage |

| | |
|----------------|--------------------------------|
| Purchase Price | 1.900.000 EUR |
| Commission | Onder voorbehoud van commissie |
| Total Space | ca. 160 m² |
| Equipment | Sauna |

Property ID: IT254152668 - 39048 Selva – Bolzano

Energy Data

| | |
|--------------------------------|--------------------|
| Type of heating | Underfloor heating |
| Energy Source | Gas |
| Energy certificate valid until | 18.10.2031 |
| Power Source | Gas |

| | |
|------------------------------------------------------|---------------------------|
| Energy Certificate | Energy demand certificate |
| Final Energy Demand | 69.46 kWh/m²a |
| Energy efficiency class | C |
| Year of construction according to energy certificate | 1965 |

Property ID: IT254152668 - 39048 Selva – Bolzano

The property



Property ID: IT254152668 - 39048 Selva – Bolzano

The property



Property ID: IT254152668 - 39048 Selva – Bolzano

The property



Property ID: IT254152668 - 39048 Selva – Bolzano

The property



Property ID: IT254152668 - 39048 Selva – Bolzano

The property



Property ID: IT254152668 - 39048 Selva – Bolzano

The property



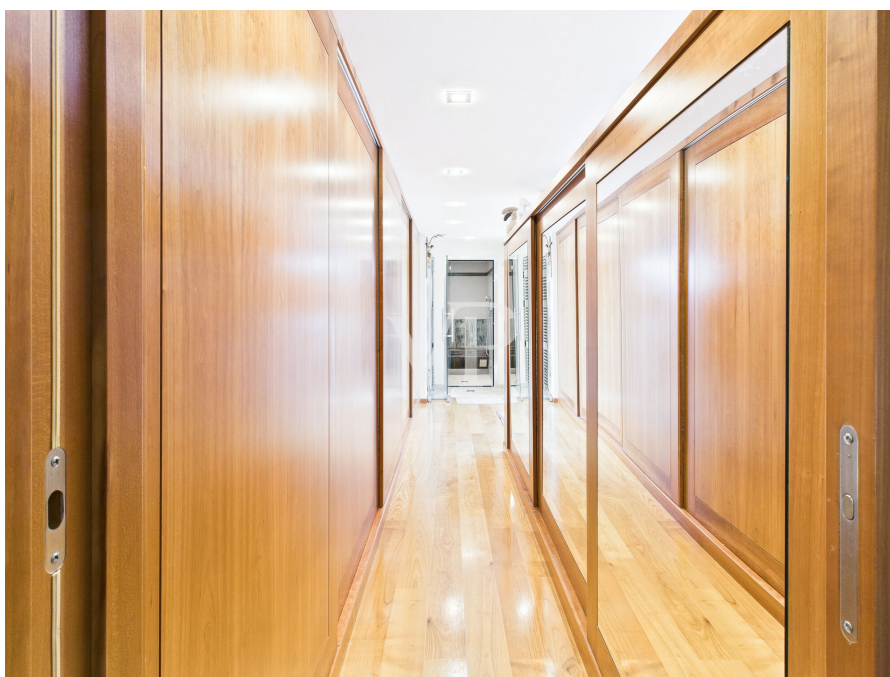
Property ID: IT254152668 - 39048 Selva – Bolzano

The property



Property ID: IT254152668 - 39048 Selva – Bolzano

The property



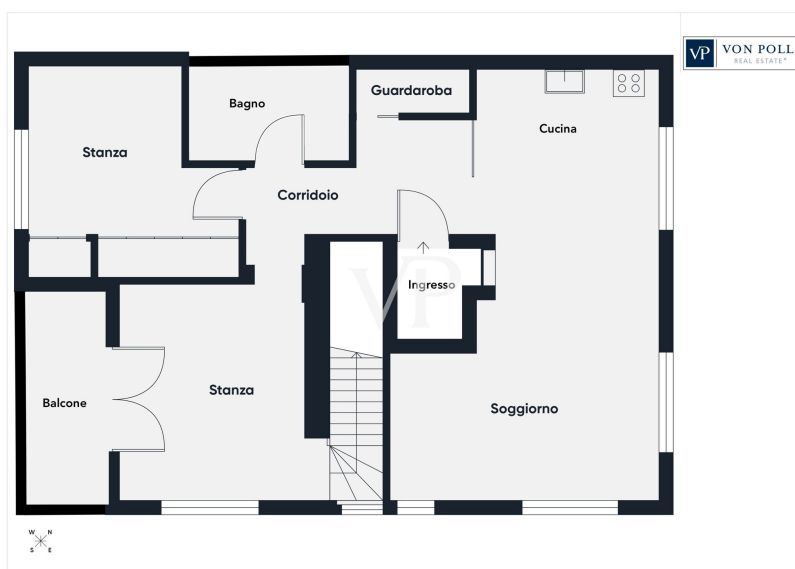
Property ID: IT254152668 - 39048 Selva – Bolzano

The property



Property ID: IT254152668 - 39048 Selva – Bolzano

Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT254152668 - 39048 Selva – Bolzano

A first impression

Selva di Val Gardena, top floor, duplex apartment with beautiful southwest exposure, open views of the Dolomites and walking access to the Ciampinoi cable cars.

The apartment is fully furnished, with attention to detail and warm wooden floors that create an authentic and decidedly "mountain" atmosphere. It is developed on two levels:

On the second floor: entrance hall with wardrobe area, bright living room with open kitchen, bathroom, single room and a second room with access to the balcony, with open views of the peaks of Val Gardena.

Climbing the stairs leads to the master area: large master bedroom with walk-in closet, en suite bathroom, steam bath and Jacuzzi. The room is enhanced by a panoramic roof, which amplifies natural light and gives a unique perception of the Alpine scenery.

To complete, optional a large garage of 58 sqm with cellar, priced at € 175,000.

Property ID: IT254152668 - 39048 Selva – Bolzano

Details of amenities

Custom-made closets, walk-in closet, blackout curtains, electric blind for glass roof closure, steam room.

Property ID: IT254152668 - 39048 Selva – Bolzano

All about the location

Selva di Val Gardena is one of the most exclusive and sought-after resorts in the Dolomites, the beating heart of the Sellaronda ski area and a top destination for year-round mountain lovers. The town offers a perfect balance of unspoiled nature, top-notch services and quality of life: ski slopes and trails are within easy reach, as are restaurants, stores, ski lifts and fine accommodations.

Living in Selva means living overlooking one of the most iconic landscapes in the world, in an orderly, well-maintained and secure setting, with strong value both as a second home and as an investment property in a stable, high-demand market.

Property ID: IT254152668 - 39048 Selva – Bolzano

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)

Tel.: +39 0471 20 90 20

E-Mail: bozen@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com